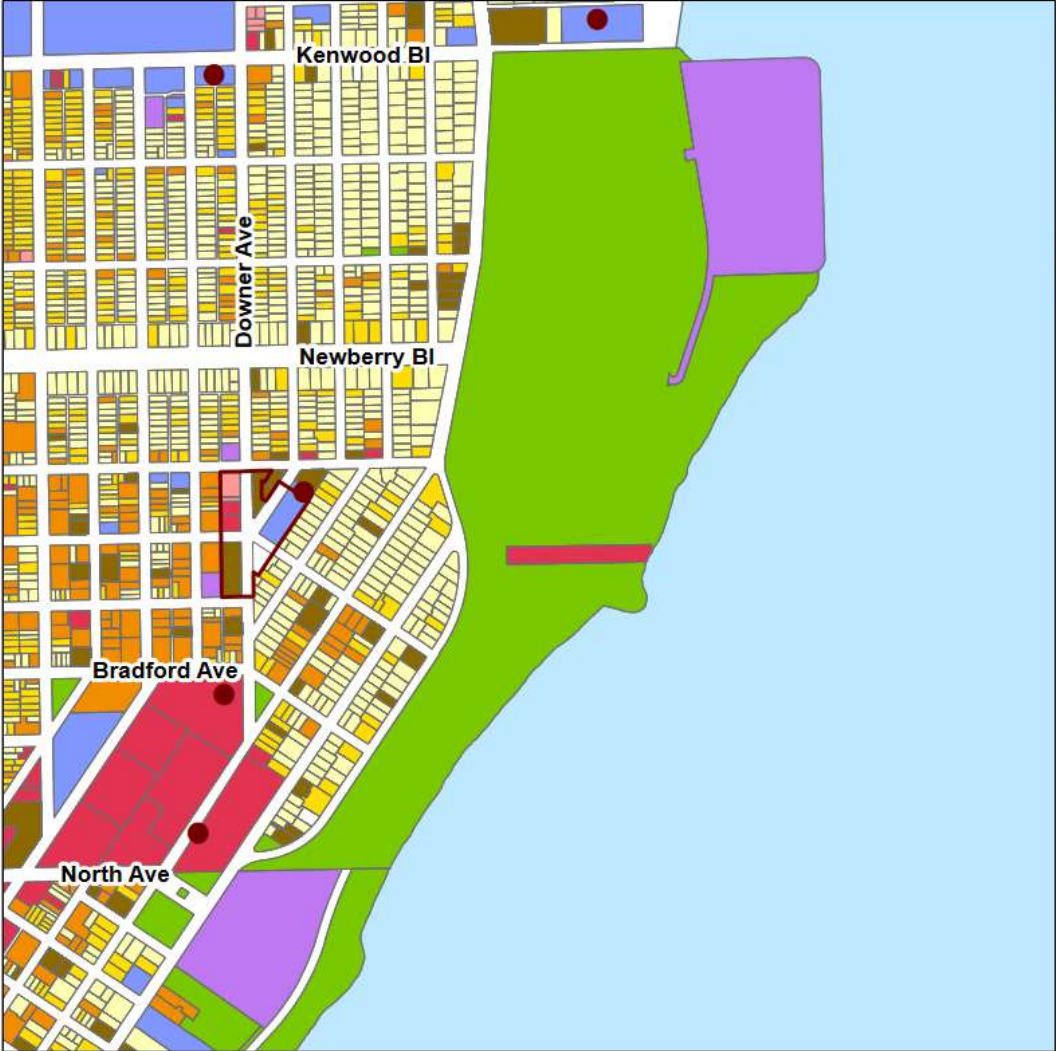


File No. 220401. A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM3 to Multi-Family Residential, RM6, for a multi-family development on the northern portion of 2604-44 North Hackett Avenue, located on the east side of North Hackett Avenue, north of East Bellevue Place, in the 3rd Aldermanic District.



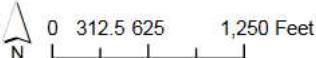
File No. 220401. Historic District Map.



Local Historic Preservation District: North Downer Avenue Commercial District

-  Historic District Boundary
-  Historic Site

Produced By:
Department of City Development Information Center, AT
Project file:
F:\Projects\Historic Preservation\PDF
Map File:
F:\Projects\Historic Preservation\MXD
Generated: 17-December-2009



File No. 220401. Site context.



View from N Hackett Ave looking south

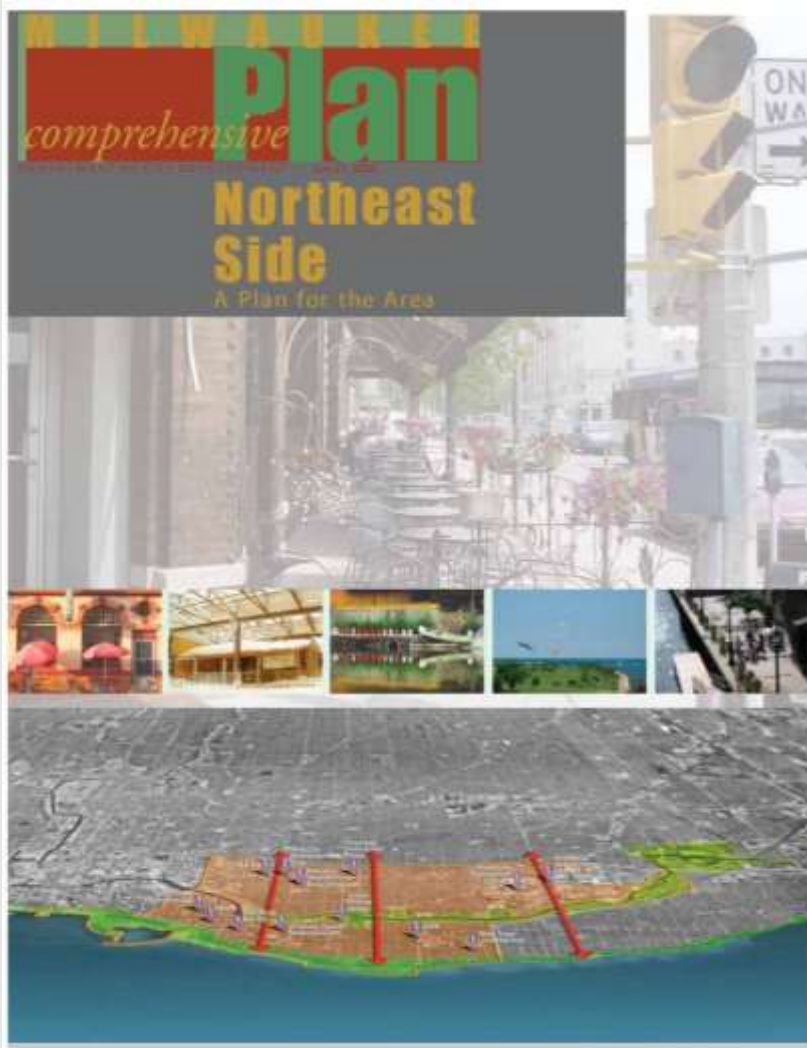


View from N Hackett looking southeast



View from N Hackett looking east

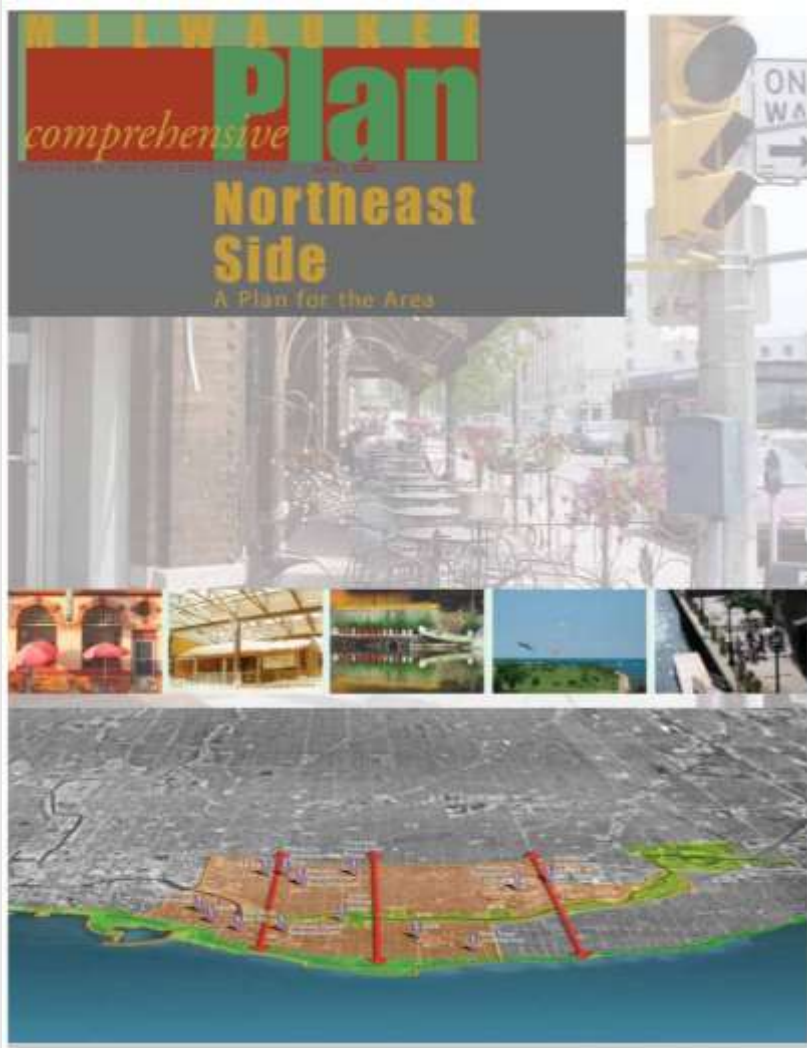
File No. 220401. Consistency with the Comprehensive Plan.



Northeast Side Area Plan

- Overall land use strategies:
 - Consider historic buildings, sites and districts as valuable irreplaceable assets... and channel new development to vacant and underutilized land (p. 87-88)
 - Minimize parking as a component of the overall use or mix of uses. Reduce or eliminate parking requirements where good transit options are available. (p. 88)
- Residential land use strategies:
 - Preserve traditional neighborhood use patterns and update to fit changes in households, markets, lifestyles, etc. Design infill development and new construction to blend in with the existing context. (p. 89)
 - Return vacant lots to productive uses as soon as possible. (p. 91)

File No. 220401. Consistency with the Comprehensive Plan (cont'd.)



Northeast Side Area Plan

- Commercial standards:
 - Introduce high-density multi-family housing to commercial districts (in keeping with the scale of those districts) as a way of adding a stable market for commercial goods and services, and a stable population of “regular customers” that brings morning to evening activity to the street. (p. 92)
- Upper East Side sub-area:
 - Intensify commercial areas, but do not encroach or expand into residential areas. Provide commercial-to-residential transitions where possible (p. 204)
 - Repair the urban fabric (p. 204)
- **The proposed rezoning from RM3 to RM6 for a portion of the property at 2604-44 North Hackett Avenue is consistent with the Northeast Side Area Plan.**